



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalemtwp.org

Zoning Hearing Board

Monthly Meeting

July 1, 2021

Bensalem Township Building

7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes –June 3, 2021
4. Consideration of holding a second Zoning Hearing Board Meeting on July 7, 2021
5. Consideration of moving the September Zoning Hearing Board Meeting to September 9, 2021
6. **Continued hearing for B & A Property LLC** **Appeal #2020-4124**
Location: 4220 Bristol Rd
Tax Parcel: 02-017-114-001
Request: Variance to use property for truck parking.
7. **Continued hearing for Neshaminy Mall JT Venture Ltd** **Appeal #2021-1754**
Location: 707 Neshaminy Mall
Tax Parcel: 02-001-039-001
Request: Variance to permit trucks to be parked on property.
Attorney: Lindsay A. Dunn Esquire – MacElree Harvey Ltd
8. **Continued hearing for Carleigh's Castles, LLC** **Appeal #2021-1344**
Location: 2827 Wine Ave
Tax Parcel: 02-039-107
Request: Variance for minimum lot area and variance for front yard setback to construct dwelling.
Representative: John Richardson – Dumack Engineer
Attorney: Kenneth Federman, Esquire
9. **Continued hearing for Piyush and Hemal Patel** **Appeal #2021-1859**
Location: 1541 Barnswallow Dr
Tax Parcel: 02-044-125
Request: Variance for shed to be less than 5 feet from property line
10. **Continued hearing for Natalie and Thomas Brown** **Appeal #2021-1869**
Location: 1082 Lowell Ave
Tax Parcel: 02-029-220
Request: Variance for fence height and material in front yard
11. **Continued hearing for Amarok LLC (Cindy Williams & Donald McLellan)** **Appeal #2021-1521**
Location: 727 Street Rd & 850 Dunksferry Rd
Tax Parcel: 02-066-010 & 02-066-011
Request: Variance for electric fence with the height greater than 6.5 ft in r-55 district

12. **Continued hearing for Nina M. Shah** **Appeal #2021-1870**
Location: 2866 Wine Ave
Tax Parcel: 02-039-086
Request: Variance for lot size less than 7500 sq ft to construct single family dwelling.
Attorney: Kenneth D. Federman, Esquire

13. **Hearing for Jacob Tyler** **Appeal #2021-2164**
Location: 1352 Park Ave
Tax Parcel: 02-072-002
Request: Use variance to convert garage into a barber shop.
[View Plans](#)

14. **Hearing for Mount Corporation** **Appeal #2021-2166**
Location: 1455 Wells Dr/1388 Bridgewater Rd
Tax Parcel: 02-070-007-001
Request: Variances for impervious coverage and disturbance in steep slope to construct a new warehouse.
Attorney: Allen Toadvine, Esquire – Begley, Carlin & Mandio, LLP
Representative: Justin M. Mocerri, P.E.
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15. **Hearing for Richard Turchi** **Appeal #2021-2194**
Location: 5325 Muriel La
Tax Parcel: 02-054-158
Request: Variance for rear yard setback less than 25 feet for patio covering.
[View Plans](#)

16. **Hearing for Peaches M. Muniz** **Appeal #2021-2369**
Location: 4767 Tremont Ave
Tax Parcel: 02-004-229
Request: Variance to rent out lower level of house with stove as a Air B & B.
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17. **Hearing for EDA Contractors** **Appeal #2021-2371**
Location: 633 Dunksferry Rd, Unit A
Tax Parcel: 02-075-081
Request: Variance for building coverage ratio to exceed 25% to construct an addition and a front yard variance for the existing building.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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18. **Hearing for Kim and Dennis Crispo** **Appeal #2021-2377**
Location: 519 Station Ave
Tax Parcel: 02-060-046 and 02-060-045-001
Request: Variance for front yard setback to construct dormer.
Attorney: Steven M. Jones, Esquire – Begley, Carlin & Mandio, LLP
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19. **Hearing for Manish Patel** **Appeal #2021-2380**
Location: 2752 Knights Rd
Tax Parcel: 02-036-238
Request: Variance for new sign location from right-of-way and property line.
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20. **Hearing for Industrial Investments, Inc./ELU DeLuca Bensalem LLC** **Appeal #2021-2449**
Location: 4151 Street Rd
Tax Parcel: 02-001-014 & 02-001-016
Request: Special exception and impervious & building coverage variances for proposed storage facility.
Attorney: Edward F. Murphy, Esquire
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21. Correspondence
22. Adjournment

Prepared by: Iva
Posted: 6/23/2021
Advertised: 6/18/2021 & 6/24/2021